

Catalina Pueblo Association
Board of Directors Meeting: February 6, 2016
2585 E. Avenida de Maria

Present:

Board Members: Jean Paine, Scott Marsh, John Trang, Doug Airulla,
Carol Sinclair, Bill Strang, Connie Church

Social Chair: Deborah Berlin

The meeting was called to order at 5:30.

Bill moved to approve the minutes from the January 2016 board meeting. Doug seconded the motion, the vote was unanimous.

Deborah presented the following report:

Tapas Tour: Saturday, April 9th – 5:30 to 8:00. Three host homes, Association provides all beverages, utensils/plates and up to \$150 for food per host house. Deb, Jean and Connie will assist hosts with cooking and day of event duties. Pat Weigand and Terry McLeod have volunteered to host. We are looking for one more host within easy walking distance.

Cinco de Mayo: Saturday, May 7th – 5:30 to 8:00 - Potluck at Adelita Pool. Association provides drinks, utensils and set-up/cleanup.

Halloween Party: Saturday, October 22nd 5:30 to 8:00 – Potluck at Adelita Pool. Association provides drinks, utensils and set-up/cleanup.

Holiday Party: Saturday, December 10th – 5:30 to 9:00. We need a host house. Board and Social Committee provide all beverages and prepare food. They also assist with set up/clean up and hosting as needed. \$100 after event housecleaning services provided to host.

Additional events proposed:

1. Holiday donation drive in November. Promoting event to start with April newsletter.
2. Movies under the Stars – July? At Minera Pool.

Carol Sinclair, Vice President

She has not received requested information regarding renters at 6322 N. Calle de Adelita. She will contact owner again and site Rule 10.1.2.

Doug Airulla, Treasurer

Doug reviewed the January 2016 financials. He pointed out that the discrepancy between the 2016 YTD Actual (\$22,876.94) and the 2016 Annual Budget (\$24,000.00) on line item “2015 Checking Roll-over” occurred

because we develop the proposed budget for vote at the annual meetings many weeks before yearend so the ending balance in the checking account must be estimated before all expenses are finalized.

It was decided to move expenses for Annual Meetings from “Social” to “Administration”.

Connie Church, Secretary

The updated CPA map was distributed and new residents were identified.

Contracts for Francisco Enriquez (Landscape Service, Maintenance & Irrigation) and Virginia Rodriguez (Housekeeping-Pools) were discussed, noting that previously 1-year contracts have been issued and the last raise either received was 2012. Connie moved to issue 2-year contracts for both and raise Francisco’s compensation from \$550 to \$600 per month and Virginia’s compensation from \$141 to \$150 per month. John seconded the motion, the vote was unanimous. It should be noted that the raises were based on the standard Cost of Living Index.

John Trang, Pools

There were several maintenance issues addressed recently including replacing the pump at Adelita and replacing an element in the Adelita heater.

John and Jean met with the Cimarron representation at Adelita to discuss the scope of work needed for its rehabilitation. They will meet with him to see sample surfaces later this week and invited interested board members and residents to join them. John is putting together a subcommittee for the Adelita Rehab project. Several potential members were discussed. It was suggested that the Caballo solar and Minera heat pump should be turned on May 1st to ready those pools in anticipation of closing Adelita for rehab construction. John will report back next board meeting.

Bill Strang, Member at Large

Bill reported on his research regarding construction of cell towers. The reported initial benefits did not prove to be realistic.

Bill reported on his research on rehabilitating, refurbishing or replacing our aging lampposts. He will continue researching options including converting to solar and LED lightbulbs. He will also research converting the electric light fixture at the Campbell/Pueblo entrance to solar.

Water Harvesting was extensively discussed. Research will continue.

Scott Marsh, Landscape/Architecture Chair

Heather Lenkin's (2545 Maria) request to paint her garage doors CPA approved color "Weather Brown" was presented and discussed. Connie moved to approve the request as submitted. Bill seconded the motion, the vote was unanimous.

Roy Langenberg's (2712 Pueblo) request to replace four windows with new windows using a dark brown trim that emulates "Weathered Brown" was presented and discussed. Connie moved to approve the request as submitted. Bill seconded the motion, the vote was unanimous.

The damaged carport at 6249 N. Calle Minera was discussed. After a verbal request to have it restored failed to generate a response, it was decided that Scott would issue a written request (via certified mail).

Scott reported a complaint from Pricilla Chapman regarding landscaping issues in the wash behind their home (2469 Posada). Pat Wagner, Jean Paine and Scott have walked the property and determined that not all the sited infractions are valid and the valid problems identified were on several different properties. Scott will notify all involved homeowners.

The LA committee and board will do their annual "wash walk" and community survey to identify washes that need attention and mailboxes and light posts that need painting/repair. Scott will give marked maps to volunteers. He requests that everyone complete their task by March 1.

Scott will form a Minera Landscape Project subcommittee. He will bring their ideas and recommendations to the board for discussion.

New Business:

Jean reviewed the positive experience she and several other CPA residents had with EcoSeal's Duct Sealing. Jean further reported Dick Segerdahl's conversation with EcoSeal, LLP when he booked service for himself and several other CPA residents. He suggested that they make some monetary concession to CPA because of the referrals CPA is generating for them. They agreed and will pay CPA \$10 for each household that books Duct Sealing. This service is free to the homeowner as costs are paid directly to them from TEP. This service will be valid through March 2016.

There was no further business. Doug moved to adjourn the meeting at 7:20. The vote was unanimous.